

WASHINGTON, SATURDAY, FEBRUARY 22, 1919.

OWN YOUR
OWN HOMELABOR ADJUSTMENT
WILL AID BUILDING

Washington has held the attention of the building interests of the country this week because of the conferences held here between representatives of the employees and employers in the building trades in an effort to settle their differences which have been threatening a country-wide strike.

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STRIKE SETTLEMENT ADDS IMPETUS TO BUILDING PROGRAMS

BUY REAL
ESTATE NOW

ing prices will not be had before the European reconstruction demands are in the market, is made the more credible by the appearance of several large foreign orders for basic materials. One of these is for 1,000,000 bricks to a Belgian port and another is for 2,000 barrels of lime for East Africa.



Real Estate Editor, Washington Times:

I rent an apartment over a store building from the owner of the store. There is no room in my apartment for the storing of boxes or food supplies. When I signed the lease the landlord told me I could use a small room in the basement of the building for this purpose. Recently he endeavored to raise my rent and I refused to pay the increase. He has not attempted to force me to move but has locked the cellar room and refuses me further permission to use it. In view of his agreement, is there any way I can compel him to allow me to use this room? I conduct a boarding house and the storeroom is absolutely necessary to me.

MRS. J. K. McK.

Real Estate Editor, Washington Times:

I hold a lease on my apartment which expires within two weeks. The landlord refuses to renew it unless I pay a higher rent. I have practically decided to move, but can you tell me whether there is any way to retain possession of the apartment at the present rental?

F. M. J.

The Salsbury act provides that all leases shall continue as long as rent is paid at the agreed price and the other reasonable terms of the lease are abided by. You can continue in possession of your apartment by paying your present rent promptly until this act expires.

Real Estate Editor, Washington Times:

I hold a lease on my apartment which specifically provides that the landlord shall supply me with "heat and hot water." The landlord has failed to comply satisfactorily with this stipulation frequently no heat comes near the furnace in the building for days at a time. Have I any legal means of compelling him to comply with this provision, and may I retain the rent until he does comply with it?

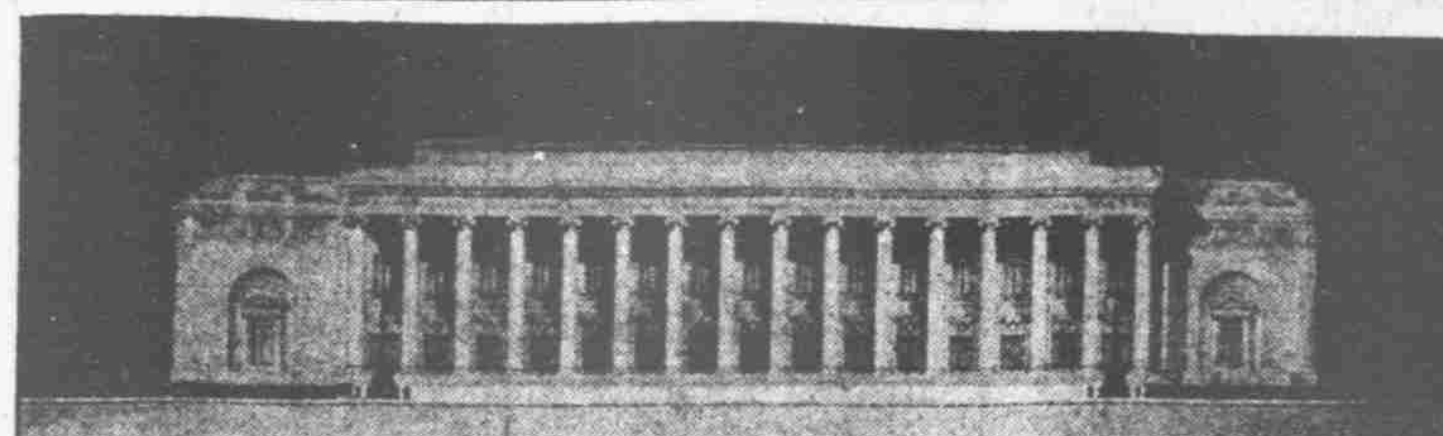
MRS. H. M. G.

You can legally enforce this provision of your lease. If you refuse payment of your rent, suit will undoubtedly be brought against you by the landlord. When this is done you can set up a counter-claim against him, and the court will adjust your differences. The landlord will be required to furnish heat and hot water according to the terms of the lease, or you will be allowed a reduction on your rent for the days you are without this service.

ANSELL WONT QUIT.

Gen. S. T. Ansell, Acting Joint Advocate of the army, it was learned last night from reliable authority. Friends, both in the military service and civilian life, state that no such course was being considered by General Ansell.

George Washington Memorial Hall



Monument to Nation's First President which will be noteworthy contribution to city's future buildings. Design approved by National Commission of Fine Arts. Will be located on the Mall.

BUILDING NEEDS
IS SIX BILLIONS

It will take approximately \$600,000,000 expended in buildings in Maine, New Hampshire, Vermont, Massachusetts, Rhode Island and New York to make up the building deficiency incident to the war. This is in addition to the normal, current requirements of 1919.

The information and Education Service of the United States Department of Labor has issued the results of a study of building needs in these six States. Taking the building permits issued in 1914, 1915 and 1916 to obtain an average of the normal year's requirements, and comparing this average with the permits actually issued during the war years of 1917 and 1918, the service establishes the actual reduction in buildings in twenty-one cities.

To obtain an approximation of the building deficiency in the several States it is assumed that the building deficiency in the State is in the same ratio to those in the cities, as the property valuations of the State are to those of the cities.

Nine cities form the basis for the figures in New York State and from the actual decreases in building activities in these it is estimated that New York's building deficiencies for 1917 and 1918 are not less than \$236,000,000. Massachusetts shows \$214,000,000 short, the basis for the computation being actual falling off in the building permits in seven important cities, of which Boston is one. Maine, New Hampshire and Rhode Island show \$8,000,000 or more, and Vermont's building deficiency is \$4,960,000.

ATTENTION!

Questions concerning realty, and rights of landlords and tenants and other legal questions will be cheerfully answered, without cost, by the Real Estate Editor of The Times. It is not our intention to take the place of your lawyer; if you are advised to consult one, we believe you should have personal legal advice. There are any doubts in your mind concerning leases, purchases, estates, or any similar matter you are invited to send a COM- PLETE statement of your problem to us. Address your letter to: Real Estate Editor, The Washington Times. Your name and address must be signed as an evidence of good faith, but we will not print it, if you so specify.

WASHINGTON

By Ronald S. O'Neill.

On an elevation near the banks of the Potomac River a grateful nation has erected a shaft to the memory of George Washington. Towering hundreds of feet into the air, visible forty miles away, this silent pile of stone gives mute, yet eloquent testimony of the affection and regard of the American people for the nation's first President.

But greater than any shaft of marble or tablet of bronze—another living, growing monument that reflects in far greater degree the purpose, the ideals and the vision of the immortal Washington is the city that bears his name.

It was Washington who established the nation's capital here on the banks of the Potomac. Trudging for many weary months in the summer of 1790 over the plains of Maryland and the hills of Virginia he conceived the master political stroke that settled for all time petty sectional jealousies and that resulted in the permanent location of the National Capital. Jefferson and Hamilton drove the bargain but the plan had its inception in the mind of Washington.

Washington built in the light of the wisdom of the ages. His was a dream that encompassed the future greatness of America. With wonderful vision and implicit faith he planned for ages then unborn. He instructed the young French engineer, Major L'Enfant—whom he had chosen to plan the Capital—to build a city that would accommodate a million people.

The wise of his day scoffed at his plan. For years the new Capital was the object of ridicule and scorn. The poet, Tom Moore, visiting the infant city, wrote a satirical poem deriding the possibilities of the city.

But the passing years have justified the faith of the founder. Each decade has brought added glory to the annals of the city. Today—on this, his natal day—we see the beginning of the complete fulfillment of his dream. Ere another generation passes his ambition will have been realized in the new, the coming Washington—a city of a million souls!

P. C. MURPHY TO FURTHER
'OWN YOUR HOME' CAMPAIGN

Paul C. Murphy, well known to the realty interests of Washington, came across the continent from Portland, Ore., to advise the division of public works and construction developments of the United States Department of Labor in its "Own Your Home" campaign.

Mr. Murphy is a member of the National Association of Real Estate Boards, and last year was vice chairman of the association's committee, which put on the "Own Your Home" campaign. This year he has charge of this line of work for the association, and on account of his experience he has been called to Washington by E. T. Miller of the division of public works and construction developments as an assistant in handling the home building propaganda.

TO HOIST BOOZE PRICES
TO MEET INCOME TAXES

BOSTON, Feb. 22.—Cocktails, highballs and other drinks in which whiskey or gins are used, will be advanced at least five cents a glass when President Wilson signs the \$6,000,000,000 revenue bill, liquor dealers declared today.

INVESTMENTS
EXTRAORDINARY

Attractive brick, new and modern, leased to responsible tenant at \$1,800 year; price, \$13,500.

New brick, rented to good tenant, \$1,200 year; price, \$9,000.

Modern brick, centrally located, annual rental \$3,950; price, \$27,500.

12th St. N. W., near N. lot over 50 feet front, 100 feet deep, with improvements, rent, \$1,000 year; price, \$5,000.

Apply here for the best the market affords in real estate.

Gardner & Dent, Inc.,
Main 4884, 717 14th St. N. W.

SANITATION IMPROVED BY
U. S. HOUSING COMMITTEE

The Bureau of Industries, Housing and Transportation, Department of Labor, reports that the local committees originally organized to protect war workers from excessive rents and illegal eviction, and therefore known as "rent profiteering committees," are in some instances giving considerable attention also to other matters.

They are time and again, for example, affording protection to the landlord against destructive or generally undesirable tenants; they undertake, so far as possible, to adjust by conciliation all of the various grievances between landlord and tenant which come to their attention, they aid in the enforcement of sanitary regulations and foster improved housing conditions.

It has been suggested, therefore, that a more appropriate name for them would be "landlord and tenant committees."

NEGROES AT PEACE PARLEY.

PARIS, Feb. 22.—Forty negro delegates are in attendance here at a meeting to prepare a memorial to the peace conference asking rights for black peoples scattered throughout the world. The memorial will deal with land, capital, industry, and education. There are ten American negroes at the conference. Among the nations represented are Liberia, Haiti, England, Belgium, Africa, the West Indies, and America.

U. S. TO PROMOTE
BUILDING REVIVAL

By CHARLES W. FAIRFAX,
President Washington Real Estate
Brokers Association.

The Department of Labor deserves considerable credit for its nationwide campaign to revive building throughout the country.

The present price of labor and material seems to be the barrier against an extensive program of development. Notwithstanding the demand for additional buildings in all of the large cities, capital hesitates for fear the public will not absorb the production at the prevailing high cost.

Capital is inclined to operate on a narrow margin of profit until conditions reach a basis equitable to all parties concerned. The essential need to encourage capital is "labor efficiency," producing eight hours' honest work daily. Government officials no doubt are anxious to bring about this desired reform. Such a condition would stimulate building activity everywhere to meet private and public requirements.

In all large commercial lines of business the wages paid employees are regulated by the class of workman. This method applied to labor would prove a boon to the nation. The ambition of every mechanic would then be increased so that he might reach the highest grade and receive the top wage.

Would Broaden Influence.
Labor would then win the admiration of the entire people and its influence for good would be unlimited in the administration of local and national affairs.

Washington is unlike other large cities, as the annual expansion of all Government departments demands additional housing accommodations, otherwise the nation's business will be retarded. Private capital must respond to meet this situation so that the government may be relieved of entering the real estate business.

In addition to present conditions affecting the entire country, Washington is handicapped by the existing law known as the Salsbury resolution. This legislation operates as a two-edged sword, helping temporarily the tenant in possession, but restricting rental space and new quarters for the war workers and newcomers to the city.

This law should be repealed immediately, and replaced by Washington builders of an unreasonable financial risk.

Builders would then see a fair market for real estate, to justify the erection of houses and apartments. If tenants can remain at a low rental, builders fear they may show but little anxiety to buy. Tenants buying new homes for occupancy would employ the premises they would then vacate. The increased supply of rental quarters would regulate the charge.

Expect To Pay More.

More than 90 per cent of tenants occupying houses and apartments dictated the rental two or three years ago when vacancies were more plentiful. They expect to pay more now. Less than 10 per cent of the tenants are now paying excessive rentals, and such cases should be properly reduced.

Give the owners the right to dispose, and let the law of supply and demand fix the price.

The Real Estate Brokers' Association feels that owners are entitled to fair consideration, and believe that the entire real estate situation must be handled in an equitable manner, if building of any consequence is to be started this spring.

"A HOUSE!"

Great was my wonder as I read his mother's funeral notice said, "The day her earthly life was ended, 'The funeral service will be held 'At the house.'"

"The House"—I almost took offense. Was not my humble residence a happy home? My heart rebelled against the sad words, "Will be held 'At the house.'"

But months have passed since then, and now I've come to realize just how the absence of a friend so dear Can make what was a home appear Merely a house.

HAROLD T. LUTZ.

One New Home Left

Six large rooms and tiled bathroom.
Electric light and vapor heat.
Cement front porch. Spacious lawn.
Deep back yard to wide alley.

EASY TERMS LIKE RENT.

Open for Inspection Every Day.

1614 EAST CAPITOL STREET

HOWARD & HINES,

INCORPORATED.

Phone Franklin 5892

734 15th St. N. W.

55,000 OF PRESENT 90,000
CLERKS TO BE PERMANENT

Fifty-five thousand clerks, out of the 90,000 now employed by the various Government departments in Washington, will be retained permanently, according to H. E. Morgan, of the chief examiner's office of the Civil Service Commission.

According to Mr. Morgan, the reduction to the present 55,000 mark will be very gradual. No considerable decrease in the ranks of war workers here is expected for some time to come.

DISPLAY CLASSIFIED REAL ESTATE

FOR SALE—HOUSES

IMMEDIATE POSSESSION.
Splendid location on Capitol Hill, 9 rooms, bath, hot-water heat, electric lights; brick garage for 4 cars; semi-detached. Price, \$10,000.

Price, \$5,500; can arrange terms. Built by owner for his home.

NEAR 11th AND F STS.
Very substantial 3-story brick; recently renovated. Occupied by owner, who will give possession. Price, \$10,000.

NEAR 11th AND MONROE STS.
Nine rooms, bath; furnace heat; substantial brick house, room for garage; southern exposure. Immediate possession. Price, \$6,500.

BLOOMINGDALE HOME FOR \$5,325.
6 rooms, bath, electric lights, furnace heat. Very attractive pressed brick bay window front.

ANOTHER IN BLOOMINGDALE, \$4,700.
Box type, colonial home; 6 large rooms, bath; 20 feet wide; good lot to alley; \$500 cash, balance \$50 month.

WELL LOCATED NORTHEAST.
On main street while two blocks of car line. Attractive 6-room brick, electric lights, parquet flooring, hot-water heat. Price, \$4,400.

NEAR 11th AND E STREETS N. E.
Six rooms and bath; large cellar. Price, \$2,500.

NEAR 15th ST. AND PENNA. AVE. S. E.
Substantial brick, 6 rooms and bath. Price, \$2,500.

NEW CUT ROAD, NEAR CONDUIT ROAD.
Semi-detached frame, 6 rooms, in fine location; cellar, chicken house. Price, \$2,900.

ALLAN E. WALKER & CO., Inc.,
512 15th St. N. W., MAIN 425, 22

COLORED PURCHASERS
PRICE, \$1,900. CASH PAYMENT, \$500. Five-room and bath brick, on wide ave. S. E. near St. Cyr's Church and Van.

PRICE, \$3,000. CASH PAYMENT, \$300. Six-room and bath brick on Columbia St. N. W.; deep lot to alley. 1-25

ALEX. S. CLARKE, JR., 1233 G St. N. W., 1-27

NORTHWEST—Beautiful home, 10 rooms, bath, cellar, furnace, range, hot-water heater; lot 22x100 to 30 ft. alley; for sale, with furniture, \$8,000; house with rent without furniture at \$50 per month; immediate possession. GEO. W. LINDEN, 1714 Pa. Ave. N. W. 1-25

WE WANT MORE HOUSES FOR SALE.
Owners of property desiring to make quick sales should list property with us at once. WM. F. NORMAN, 810 F St. N. W. my31-304

FOR HOMES AND INVESTMENTS
See MAHONEY & SULLIVAN—They Know Washington.
906 New York Ave. Tel. Main 7821.

JOHN F. DONOHUE & SONS, INC.,
314 Pennsylvania Ave. S. E.
Let Us Submit Our List of Homes and Investments Before You Buy. my37-304

FOR SALE—LOTS

WINTER PRICES—We have a few choice lots left. Call on Mr. W. F. NORMAN, who will sell at \$25 each. The greatest opportunity ever offered the people of Washington. Buy now, plant a war garden and build on it later. You must act quick. Terms will be arranged. THOS. J. W. HOLLOWAY CO., Room 24, 1110 F St. N. W. Phone Franklin 898. 1-22-304

MONEY WANTED & TO LOAN

MONEY TO LOAN—\$250 to \$500,000 on D. C. real estate. Several trust funds. All transactions conducted with economical consideration for borrowers. WM. H. SAUNDERS & CO., Southern Building, 907 15th St. N. W. 1-25-304

MONEY TO LOAN
on real estate; lowest rates; prior payment privileges. RUTHERFORD, 517 15th St. N. W. sep28-304

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MONEY TO LOAN—\$250 to \$500,000 on D. C. real estate. Several trust funds. All transactions conducted with economical consideration for borrowers. WM. H. SAUNDERS & CO., Southern Building, 907 15th St. N. W. 1-25-304

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Washington's Ideal Section
For Beautiful Homes

In or near every city of consequence you will find at least one ideal section for beautiful homes.

In Washington that section is unquestionably Massachusetts Avenue Park.

Located practically within the city limits and separated from the city by the breadth of beautiful Rock Creek Park, this 238 section of country home-sites offers attractions and conveniences not to be equalled anywhere else in the country.

You can buy in Massachusetts Avenue Park for 45c to \$1.65 per foot—prices that are conspicuously reasonable in view of the fact that city property within a half mile sells for \$3.50 and more per foot.

Shortly, when the Calvert street extension is completed, Massachusetts Avenue Park will be but a short walk of 1,700 feet from the cars on Connecticut avenue.

Ask for our Prospectus, or let us show you the property

John W. Thompson & Company

Incorporated

Director of Sales, 728-32 15th St.



"Economy," Said Washington,
"Makes Happy Homes and
Sound Nations—Instill It Deep!"
IT IS REAL ECONOMY TO OWN A
PRESTON HOME

Georgia Avenue and Decatur Street

Open Until 8 P. M.

Opposite Saul's Addition

Two Blocks From Fourteenth Street

Two stories, attic and cellar. Colonial brick dwellings with natural stone foundations. Cement porch, front and rear. Large parking with shade trees. Deep lot to alley.

Seven rooms and tiled bath. Four bedrooms second floor. Hardwood trim throughout. Hot-water heat; electric lights; laundry tubs; hardwood floors; brick mantels; large closets in each bedroom.

Built by Mr. Winfield Preston

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Exclusive Agents